## Joint Meeting of Development Standards Committee and Residential Design Review Committees April 1, 2013 at 5:30pm

The Woodlands Township 2801 Technology Forest Boulevard The Woodlands, Texas 77381

## Minutes

DSC Members Present: Deborah Sargeant, Chris Florack, Kim Hess, Danie van Loggerenberg and

Herman Weindel

RDRC Members Present: George Newman, Mike Ramsey, Richard Stromatt, Ken Schumann, Jay Dean

Tullos, Clarence Wallace, Drew Lee,

Staff Present: Hennie van Rensburg, Kimberly McKenna and Neslihan Tesno

Welcome/call to order
 Development Standards Committee (DSC) Chair Deborah called the meeting to order at 5:30 p.m. The members and staff introduced themselves.

- II. Approve the minutes of the Joint meetings meeting of January 30, 2013.
  It was moved by George Newman and seconded by Mike Ramsey to approve the minutes as presented. The motion carried unanimously.
- III. Consideration and Discussion of the Residential Development Standards. Staff presented a PowerPoint and summary of items that have been discussed and resolved previously by the Joint Committees such as: rock as ground cover, red mulch, sail shades, louvered pergolas, flat roof material, and natural gas refueling stations, zero lot line setbacks, and driveway extensions. Other items were brought forward to be discussed:

**Landscape Borders** – It was generally agreed that landscape borders could be allowed in the side and rear yards; and must not compromise security barrier fencing.

**Plate Height** – It was suggested that plate height be dependent upon proximity to the main dwelling. Close - "The plate height of a structure must be no more than the plate height of the dwelling regardless of grade changes between back of home and the rear property line.

Far - "The plate height of a structure must be no more than +/- 12" of the first floor plate height of the dwelling regardless of grade changes between back of home and the rear property line.

## Outdoor Living Area/ Summer Kitchens -

Summer kitchens/Outdoor living Areas should be allowed no less than 5' from the property line if they are integrated with the existing home and extend no farther to side as the dwelling.

Summer kitchens/Outdoor living Areas that are detached from the dwelling should be a minimum of 10 feet from the side property line.

Summer kitchens/Outdoor living Areas must comply with side building lines.

Detached Building Height Restrictions – Currently detached buildings built with metal, plastic or materials that do not match or are not compatible with those used on the dwelling may not exceed seven feet in height as measured from natural grade. It was recommended to change that to 6 or 6.6' max.

- IV. Committee Member Comments Members mentioned concerns about fireworks enforcement and commercial issues in Cochran's Crossing and Indian Springs,
- V. Staff Comments There were no staff comments.
- VI. Public Comment There were no public comments
- VII. Adjournment There being no further business it was moved by Kim Hess and seconded by Chris Florack to adjourn the meeting at 6:51p.m. The motion carried unanimously.